

Central Wisconsin Community Action Council, Inc.
PBP Committee Meeting Minutes
May 12, 2017

Present: John Wenum, John Atkinson, Joy Casperson, Charlie Krupa, Dave Repinski, Sandy Wormet, and John Earl

Excused Absence: Scott Beard and Renee Greenland

Staff: Fred Hebert, Dale Casperson and Donna Lynch

Guests: Dave Singer, Muriel Harper, and Donna Maly

1. Charlie Krupa called the meeting to order.
2. Roll call was taken with seven members present.
3. Motion passed by unanimous vote approving the agenda and minutes of the March 10, 2016 PBP Committee meeting minutes.
4. Joy and Dale presented an update on our buildings. Pine Grove, Portage, Rolan's and Wyona Lakes are 100% full - Kirk-Wood, Beaver Dam, Holly Heights and Wood Hollow have a few openings; we are at 88% occupancy. Spring cleaning is taking place. A bed bug issue at Pine Grove and cockroach issue at our Beaver Dam building is being resolved; committee members discussed the feasibility of liability insurance to cover exterminator/cleanup costs. Our electrician will be providing electrical upgrading in our Beaver Dam building.
5. Fred mentioned the possibility of eliminating our Section 8 based vouchers from Wyona Lake and Kenwood Apartments; notification to WHEDA is one year in advance. Advantages of having the vouchers is guaranteed rent and a \$35 per voucher admin. fee; however without them we are not under the tight regulations of HUD.
6. The John Wenum Family Apartments is progressing well. The final State HOME contract has been received. We expect the Grand Opening to take place in September or October.
7. Committee members discussed a conference call held recently with State of WI RHD staff regarding our application for Charlie Krupa School View Senior Village. With no funding available, they will not review our application at this time. For points needed on our Federal Home Loan Bank grant application, the Bank of Mauston agreed to provide us with a letter offering 50% of the financing. Hopefully the State will review our application later in the year if funding becomes available. The Village of Necedah is very supportive providing the property and obtaining a CDBG grant to help with infrastructure.
8. Committee members discussed future apartment development, particularly in Juneau County; the Village of Necedah and City of Mauston. Fred mentioned the possibility of doing a HUD 811 grant project. We are waiting for information on a foreclosure property through the National Community Stabilization Trust; we would purchase the property with Neighborhood Stabilization Program funds to repair and either sell or retain as a rental property.
9. All board members are invited to the 18th Annual CWCAC Golf Classic being held on June 8th at Trappers Turn in Wisconsin Dells.

10. Muriel provided an update on Homeless Issues with both the Men's and Women's/Families Shelters full. Tyjeski's held a shredding fundraiser raising \$1,196 for the Beaver Dam Food Pantry; New Beginnings Brat Fry raised \$717.25 for the shelter; and the American Legion Auxillary donated \$40.00 to the Women's Shelter. Fred mentioned the Harvest Church donated their time to paint at our Beaver Dam building and Brakebush has donated another \$5,000 to our Adams Food Pantry.

11. Meeting Adjourned – Next Meeting – Friday, July 14, 2017 @ 10:00 am